

FOR LEASE

2,734 SF | \$3.05/SF/MO. NNN

Class A Office Development

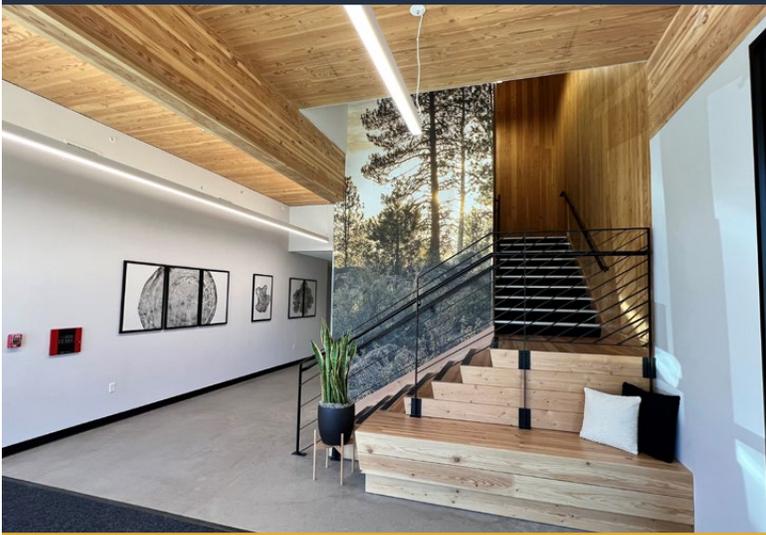
2220 NW Labiche Lane, Bend, OR 97703

SHEVLIN

CROSSING



BUILDING A | CREATIVE OFFICE SUITE WITH MASS TIMBER CONSTRUCTION



Jay Lyons, SIOR, CCIM | Graham Dent, SIOR
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COMPASS
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FOR LEASE

\$3.05/SF/MO. NNN

SHEVLIN CROSSING

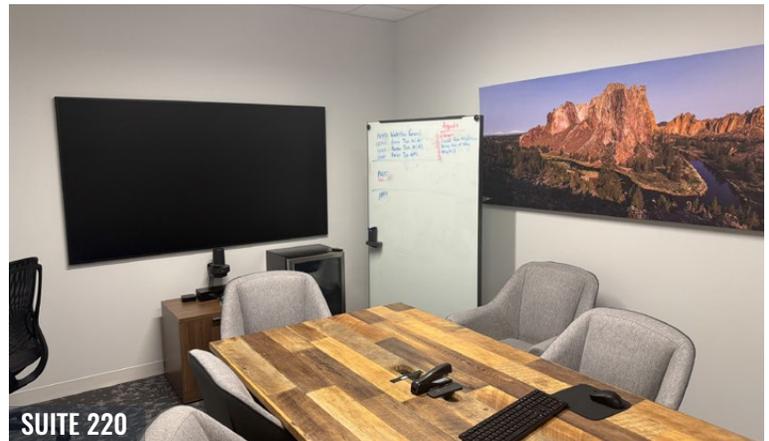
Class A Office Development

PROPERTY DETAILS

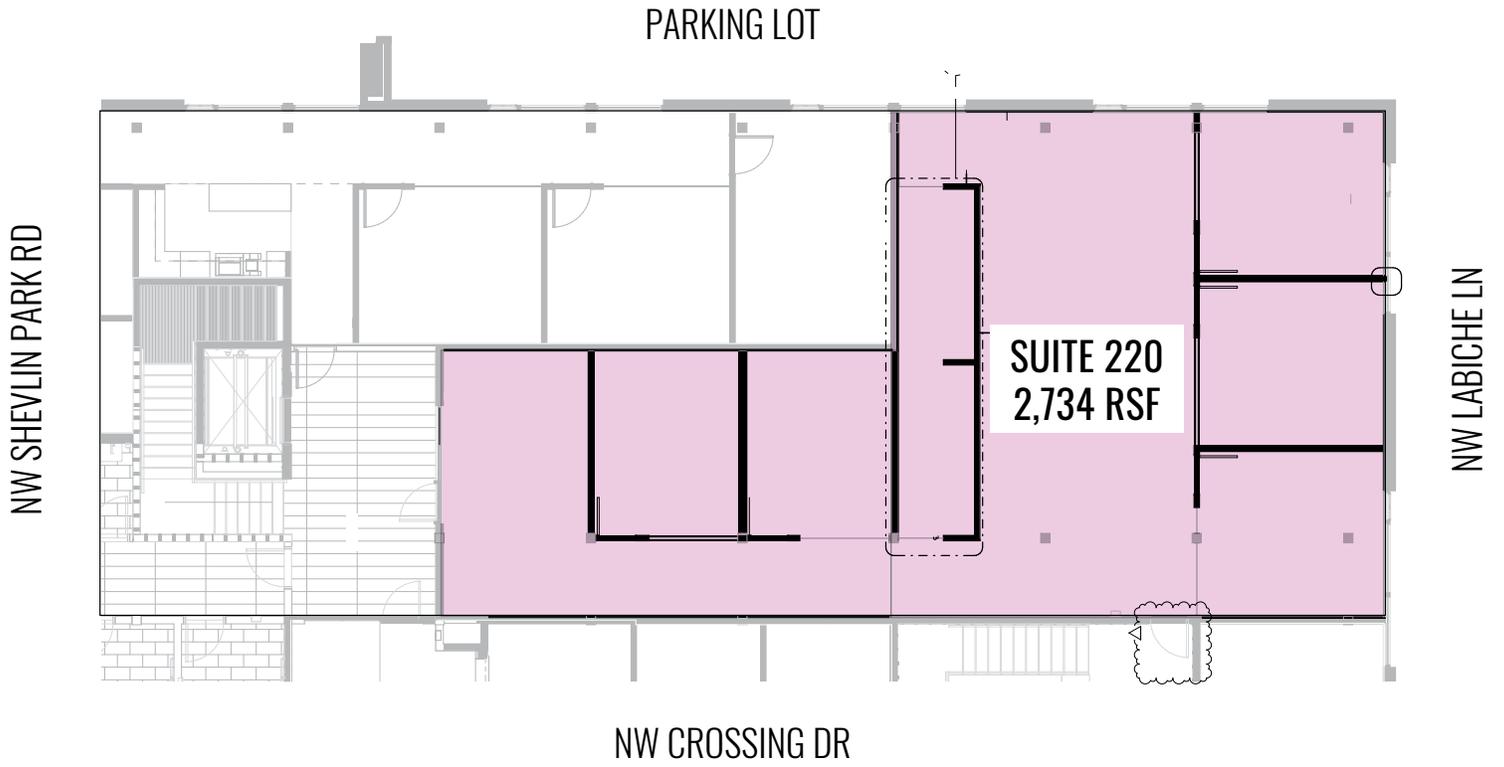
- Suite 220:** 2,734 SF | Available January 1, 2026
- Lease Rate:** \$3.05/SF/Mo. NNN
- CAMs:** Est. at \$0.88/SF/Mo. (Electricity separately metered)
- Bldg. Size:** 19,050 SF
- Lot Size:** 2.74 Acres
- Year Built:** 2023
- Zoning:** Commercial Limited (CL)
- Parking:** 136 parking stalls
(ratio of 3.03 per 1,000 RSF)

HIGHLIGHTS

- Class A office building on Bend's west side
- Great location near NorthWest Crossing shops & restaurants
- Covered employee bike spaces plus customer bike area
- Large windows and glass roll up doors allowing lots of natural light
- Outdoor patio in park-like setting
- Cross-laminated timber construction creates an open and light feeling and aesthetic
- Air filtration system exceeding code
- LEED certified
- Electric vehicle charging stations will be available on the campus



2ND FLOOR PLAN

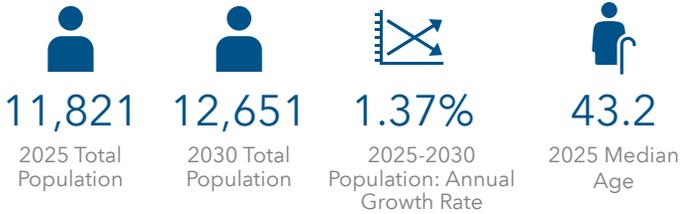


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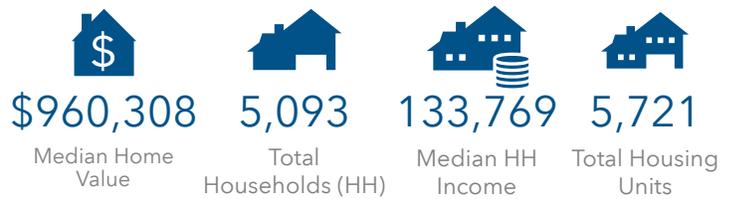
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DEMOGRAPHICS - WITHIN A 1-MILE RADIUS

POPULATION STATS



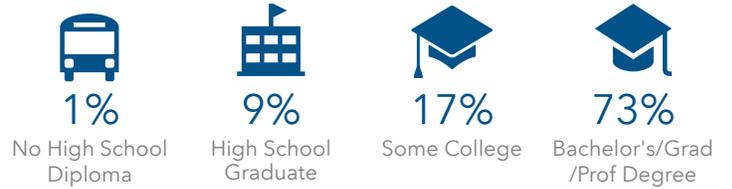
2025 HOUSING STATS



2025 BUSINESS STATS



2025 EDUCATION STATS



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